

094.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

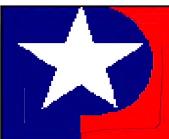
590,800 / 590,800

USE VALUE:

590,800 / 590,800

ASSESSED:

590,800 / 590,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
10		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BREEN STEVEN C

Owner 2: BREEN TRACY V

Owner 3:

Street 1: 10 PETER TUFTS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4160	Sq. Ft.	Site			0	70.	1.31	5									381,361						381,400	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4160.000	209,400		381,400	590,800		61701
							GIS Ref
							GIS Ref
							Insp Date
							08/16/18

 !7743!
 !7743!

USER DEFINED

Prior Id # 1:	61701
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	06:06:07
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID		Notes	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Date	Notes	Date
2022	101	FV	209,400	0	4,160.	381,400	590,800		Year end		12/23/2021
2021	101	FV	203,100	0	4,160.	381,400	584,500		Year End Roll		12/10/2020
2020	101	FV	203,300	0	4,160.	381,400	584,700	584,700	Year End Roll		12/18/2019
2019	101	FV	179,400	0	4,160.	386,800	566,200	566,200	Year End Roll		1/3/2019
2018	101	FV	185,300	0	4,160.	288,700	474,000	474,000	Year End Roll		12/20/2017
2017	101	FV	185,300	0	4,160.	261,500	446,800	446,800	Year End Roll		1/3/2017
2016	101	FV	185,300	0	4,160.	250,600	435,900	435,900	Year End		1/4/2016
2015	101	FV	174,900	0	4,160.	212,500	387,400	387,400	Year End Roll		12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
TURNBULL THOMAS	28132-356		1/30/1998			189,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/16/2018		MEAS&NOTICE							BS			Barbara S			
12/22/2008		Meas/Inspect							294			PATRIOT			
4/22/2000		Inspected							263			PATRIOT			
2/1/2000		Mailer Sent													
2/1/2000		Measured							197			PATRIOT			
8/4/1993												EK			

Sign: / / /

VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	PDAS WATER IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 6	BRs: 3	Baths: 1 HB

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	5 - Lino/Vinyl
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****override****AVG HOMES****31%****%****%****%****%****Total:****31****%****31****%**